

Part 1 – Agency Profile

Agency Overview

The Idaho Real Estate Commission is charged with the regulation of the real estate industry. The Commission develops the education, establishes license standards, and disciplines real estate licensees. Real Estate is the largest financial investment most citizens make in their life time and the Commission is devoted to educating licensees to better serve the public and taking disciplinary action against those who take advantage of the citizens.

As a regulatory body, the role of the Commission is not to protect the industry or the profession that it regulates, nor to only protect consumers. It is not the role of regulators to be advocates for either a profession or consumers. Instead, the role the regulator is to protect the public interest.

Protecting the public interest means assuring every individual's right to justice and equal opportunity. Regulators protect the public interest when they:

- Deny the right to practice to the incompetent and unscrupulous;
- Eliminate barriers that unreasonably limit entry into a field of practice;
- Refuse to use licensing or registration laws to settle private disputes;
- Refuse to use licensing or registration laws to advance the interest of private trade associations; and
- Encourage free and open markets.

Therefore, the public interest demands that regulators use their best efforts to achieve impartiality.

The Commission is composed of four brokers with five years real estate experience from the four geographic areas of our state who are appointed by the Governor for four-year terms. These Commission members hold a monthly meeting to establish the policies by which the Commission operates. Members hire an Executive Director to implement the policies and oversee the administration of the Commission.

An Administrative staff of thirteen employees, composing the Information Technology Department, Administrative Department, Fiscal/Human Resource Department, Education Department, Licensing Department, & Enforcement Department, carry out the day-to-day duties of the Commission, along with the guidance and assistance of a part-time attorney who serves as the Commission members' legal advisor.

The real estate boom throughout the nation and Idaho in particular, has resulted in a record number of real estate licensees entering the business. This workload increase has severely impacted every department, resulting in additional overtime and the use of part time staff to assist overloaded departments.

Core Functions/Idaho Code

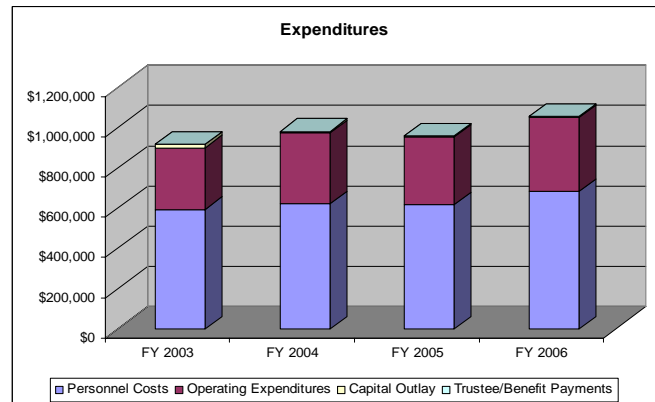
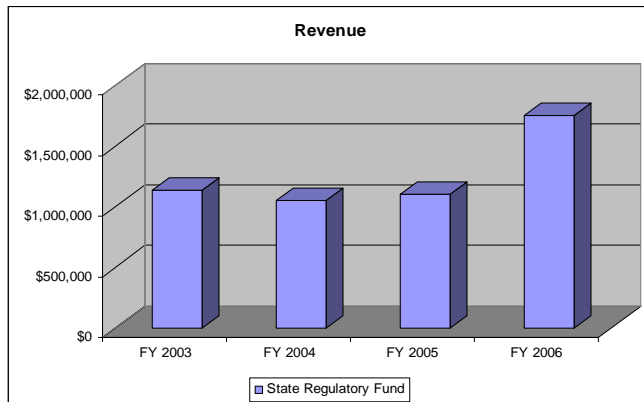
License Department – Assists in the licensing and license renewal of real estate brokers & salespersons. Chapter 20, Title 54, Idaho Code.

Education Department – Provides quality pre-license and continuing education to licensees – Chapter 20, Title 54, Idaho Code.

Enforcement Department – Regulates real estate brokerage operations & disciplines licensees for public protection – Chapter 20, Title 54, Idaho Code.

Revenue and Expenditures

Revenue	FY 2003	FY 2004	FY 2005	FY 2006
State Regulatory Fund	\$1,133,100	\$1,050,800	\$1,099,800	\$1,750,000
Total	\$1,133,100	\$1,050,800	\$1,099,800	\$1,750,000
Expenditure	FY 2003	FY 2004	FY 2005	FY 2006
Personnel Costs	\$592,300	\$619,600	\$615,700	\$682,000
Operating Expenditures	\$305,600	\$354,600	\$336,900	\$368,200
Capital Outlay	\$16,500	\$5,200	\$4,500	\$3,700
Trustee/Benefit Payments	\$0	\$0	\$0	\$0
Total	\$914,400	\$979,400	\$957,100	\$1,053,900



Profile of Key Services Provided

Key Services Provided	FY 2003	FY 2004	FY 2005	FY 2006
LICENSE DEPARTMENT (Increase in license numbers)				
New Licenses Issued	1,192/24.04%	1,325/11.16%	1,934/45.96%	2,727/41.00%
Total % Increase FY03-FY 06 122.16%				
Total License Count	7,391/5.93%	8,110/9.73%	9,248/14.03%	11,458/23.90%
Total % Increase FY03-FY06 53.59%				
ENFORCEMENT DEPARTMENT (Disciplinary actions taken)				
Total New Complaints Opened	339	484	288	584
Total Complaints Dismissed	66	64	73	110
Total Disciplinary Actions	273	420	215	474
CE Disciplinary Actions	10	17	27	171
Other Disciplinary Actions	263	403	188	303
EDUCATION DEPARTMENT				
Certification of				
• Courses	29	28	49	136
• Instructors	14	16	37	12
• Providers	6	4	11	27
Curriculum Evaluation				
• Sales Pre-License			Start- 04/2005	Ongoing
• Sales Post-License				Ongoing
• Broker Pre-License				Ongoing
Education Council Course Audits	17	15	15	16
License Exam statistics				
• Idaho exams administered	1766	2091	3470	5381

Performance Highlights

The Idaho Real Estate Commission is dedicated to serving the public and the real estate industry by educating, licensing and disciplining the licensees we regulate.

To this end, in the year 2005, our Education Department began conducting a 100% audit of all license renewals to assure the Continuing Education (CE) classes they 'certify' are IREC approved and the licensee has taken the required sixteen hours (16) plus the Commission CORE. In 2005, there were 86 disciplinary actions taken for failure to complete CE. From January 2006 through August 2006, there have been 104 disciplinary actions taken for failure to complete CE. This CE Audit process has been a time consuming task, but we are now seeing a positive result as 95-98% of licensees who submit a renewal are in compliance. These figures will become a part of Performance Measures in our next strategic plan.

In 2004 the Legislature passed a law requiring that all civil penalty fines, costs and attorney fees collected be depositing in a special fund and expended for the exclusive use **developing and delivering real estate education to benefit Idaho licensees. (54-2059(4)).** On July 1, 2006, the Commission was given spending authority for \$95,000 collected during 2005. In FY06 an additional \$206,700 was collected and deposited in to the special civil penalty fine fund.

Pursuant to having available funding from the civil penalty fine monies, the Commission Education Department and the Education Council in the spring of 2005, embarked on a historic undertaking, the total education curriculum evaluation of all Sales Pre-License and Broker Pre-License courses. They also considered the need for a Sales Post-License Course to assist new licensees in dealing with real estate transactions during their first year in the business. As a part of the Commission legislative package in 2007, the Commission is seeking statutory authority to develop and implement a Post-License course requirement.

New License numbers continue to climb and the Commission now has a record number of real estate licensees, totaling 11,458 at the end of FY06.

Part II – Performance Measures

Performance Measure	2003	2004	2005	2006	Benchmark
Establish/maintain minimum competencies for real estate license	X	X	X	X	Curriculum Evaluation
Assure Compliance with real estate standards & laws	X	X	X	X	Fewer disciplinary actions
Administer, monitor & improve licensing process	X	X	X	X	Implement electronic records management
Operate Commission with accountability, efficiency & responsibility	X	X	X	X	Licensed,educated, disciplined record number of licensees
Act as public resource for real estate practice issues	X	X	X	X	Educational newsletter to all licensees Consumer-Licensee look-up on website

Performance Measure Explanatory Note:

The performance measures listed above are simply the five goals listed in our 2006 Agency Strategic Plan. The Idaho Real Estate Commission consistently and constantly has met every goal and objective set in recent history. More detail is available in our 2006 Strategic Plan.

One of the keys to our agency's success is our active involvement in the Association of Real Estate License Law Officials (ARELLO), an international organization, where Idaho is recognized as a leader in license law regulation.

Although it has stretched our human resources to the very limit, this agency has shown great resolve in meeting the challenges brought about by a record number of new license applications and overall license count.

I am proud to have served for the past eight years as Executive Director for the Idaho Real Estate Commission.

For More Information Contact

Donna M. Jones, Executive Director
Real Estate Commission
633 N 4th
PO Box 83720
Boise, ID 83720-0077
Phone: (208) 334-3285 Extension 232
E-mail: donna.jones@irec.idaho.gov